

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
333		MASS AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NOSTALGIA PROPERTIES LLC			
Owner 2:				
Owner 3:				
Street 1:	39 BRIGHTON AVE			
Street 2:				
Twn/City:	BOSTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02134	Type:		

## PREVIOUS OWNER

Owner 1:	E S JOHNSON CONSTR CO INC -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains 20,894 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 8761 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 33 Rooms, and 11 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		20894		Sq. Ft.	Site
112	Apts. 8 Plus		22		No. of Un	Site

Total LAG/HA	0.47966	Total SF/SM	20894
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	20894.000	1,217,800	5,500	1,331,000	2,554,300
Total Card	0.480	1,217,800	5,500	1,331,000	2,554,300
Total Parcel	0.480	2,435,600	5,500	1,331,000	3,772,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		291.56	/Parcel: 215.2

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	2,327,000	5500	20,894.	1,210,000	3,542,500	3,542,500	Year End Roll	12/18/2019
2019	112	FV	1,919,600	5800	20,894.	1,210,000	3,135,400	3,135,400	Year End Roll	1/3/2019
2018	112	FV	1,919,600	5800	20,894.	1,210,000	3,135,400	3,135,400	Year End Roll	12/20/2017
2017	112	FV	1,648,000	5800	20,894.	990,000	2,643,800	2,643,800	Year End Roll	1/3/2017
2016	112	FV	1,648,000	5800	20,894.	990,000	2,643,800	2,643,800	Year End	1/4/2016
2015	112	FV	1,444,200	6000	20,894.	836,000	2,286,200	2,286,200	Year End Roll	12/11/2014
2014	112	FV	1,444,200	6000	20,894.	836,000	2,286,200	2,286,200	Year End Roll	12/16/2013
2013	112	FV	1,444,200	6000	20,894.	836,000	2,286,200	2,286,200		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/7/2017	MEAS&NOTICE	HS	Hanne S
6/9/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
2/17/2009	Measured	197	PATRIOT
11/10/2000	Hearing N/C		
3/14/2000	Measured	197	PATRIOT
10/23/1998		PM	Peter M

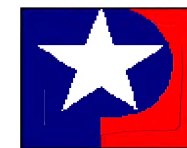
**Sign:** \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_

[illegible]

331,000	Spl Credit		Total:	1,331,000
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**APPRAISED:** 2,554,300 / 3,772,100  
**USE VALUE:** 2,554,300 / 3,772,100  
**ASSESSED:** 2,554,300 / 3,772,100



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	21595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!2584!

## PRINT

Date	Time
12/10/20	17:58:11

**LAST REV**

Date	Time
09/04/19	15:45:24

aprc

2584

## PAT ACCT.

atAG/HA: 0.47966      Total SF/SM: 20894

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## EXTERIOR INFORMATION

Type:	83	- Apt- Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	11	Total: 22
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	7	- Brick
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BRICK	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1968	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G4	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1980		4.00	T	31.2	112		5,500			5,500

## BATH FEATURES

Full Bath:	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	AV	- Average	30.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			30	%

## CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	1.01807988
Adj \$ / SQ:	191.674
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1739728
Depreciation:	521918
Depreciated Total:	1217810

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 33		BRs: 11		Baths: 11		HB						

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

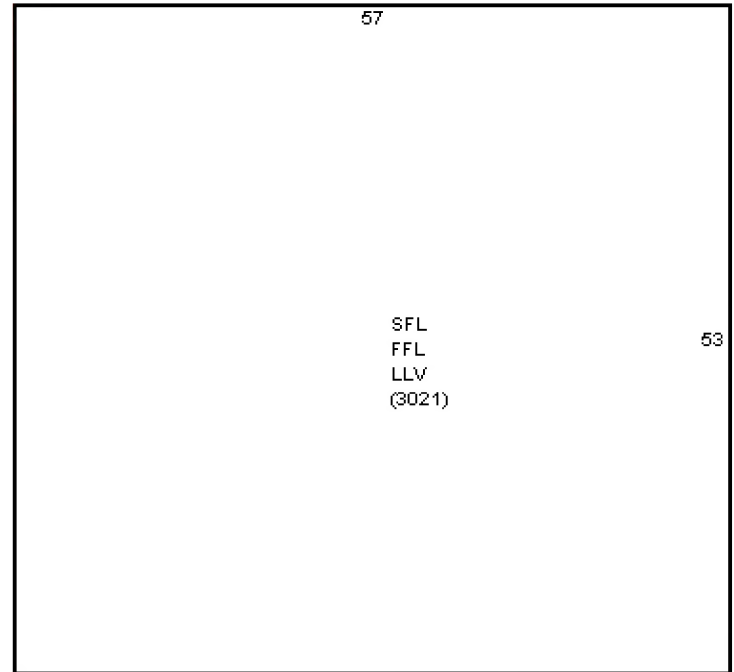
## RES BREAKDOWN

No Unit	RMS	BRS	FL
11	3	1	M
Totals			
11	33	11	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	191.67	
Special Features:	0	Val/Su Net:	134.37	
Final Total:	1217800	Val/Su SzAd	201.56	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,021	191.670	579,047
LLV	Lower Level	3,021	156.120	471,634
SFL	Second Floor	3,021	191.670	579,047
Net Sketched Area:		9,063	Total:	1,629,728
Size Ad	6042	Gross Are	9063	FinArea 8761

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

## IMAGE

AssessPro Patriot Properties, Inc







